

AGENDA
ZONING REVIEW BOARD
SEPTEMBER 12, 2013
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

NEW CASES

1. **Z-13-22**-An ordinance to amend the general off street parking requirements for eating and drinking establishments associated with hotels in the Mixed Residential Commercial (MRC) zoning district so as to correlate with the off street parking requirements for free standing or mixed use eating and drinking establishments in the various MRC designations; and for other purposes.
2. **Z-13-23**-An ordinance to amend section 16-32F of the NC-6 Cascade Heights Neighborhood Commercial District of the 1982 Zoning Ordinance of the City of Atlanta, so as to modify and revise certain provisions in said section; and for other purposes.
3. **Z-13-26**- An Ordinance by Councilmember Alex Wan to amend the 1982 Zoning Ordinance of the City of Atlanta by Amending Section 16-28A.010(36) of the sign ordinance to provide for additional regulations regarding allowable signage within the Atkins Park NC-12 District; and for other purposes.
NPU F Council District 6
4. **Z-13-27**- An Ordinance to zone property located at 1218 Spring Valley Lane to the R-4 Single Family Residential District; and for other purposes.
NPU F Council District 6
5. **Z-13-33**-An Ordinance to amend the Code of Ordinances of the City of Atlanta by redefining the term "Principal Occupant" as set forth in Section 16-28.004; adding and deleting certain language in Section 16-28.007 (P) concerning the procedures applicable to building signature signs, the districts in which such signs can be located; and for other purposes.

DEFERRED CASES

6. **Z-12-02**- An Ordinance to rezone from the I-2 (Heavy Industrial) District to the MR-4A (Multifamily Residential) District, property located at **903 HUFF ROAD, N.W.**, fronting approximately 935 feet on the north side of Huff Road, beginning approximately 368 feet at the intersection of Booth Street and Huff Road. Depth: varies. Area: 5.36 acres. Land Lots 151 and 188. 17th District, Fulton County, Georgia.
OWNER: SISKEN STEEL AND SUPPLY COMPANY
APPLICANT: WSE LLC.
NPU D COUNCIL DISTRICT 9
7. **Z-12-36**-An Ordinance to rezone from the R-3 (Single Family Residential) District to the MR-3 (Multifamily Residential) District, property located at **3519 ROXBORO ROAD, N.E.** fronting approximately 46 feet on the east side of Roxboro Road beginning 24 feet from the northeast corner of Kingsboro Road. Depth: approximately 187 feet Area: approximately 0.50 acres. Land Lot 9, 17th District, Fulton County, Georgia.
OWNER: MARK G. MILLSAPS
APPLICANT: REX K. BRAY
NPU B COUNCIL DISTRICT 7

8. **U-13-14-** An Ordinance granting a Special Use Permit for a Personal Care Home, pursuant to Section 16-06.005 (1) (g), property located at **80 HARLAN ROAD, S.W.**, fronting approximately 105 feet on the east side of Harlan Road and approximately 138 feet north of the intersection of Harlan Road and New Emerald Court. Depth: varies. Area: approximately 0.93 acres. Land Lot 212, 14th District, Fulton County, Georgia.
OWNER: JAHANGIR K. CHOWDHURY
APPLICANT: LAMETRA HINES
NPU I COUNCIL DISTRICT 10
9. **Z-13-10-** An Ordinance to rezone from the RG-2 (Residential General-Sector 2) District to the RG-3 (Residential General-Sector 3) District, property located at **3700 PEACHTREE ROAD, N.E.**, fronting approximately 99 feet on the north side of Peachtree Road beginning approximately 151 feet from the northwest corner of Vermont Road. Depth: varies. Area: approximately 1.147 acres. Land Lot 10, 17th District, Fulton County, Georgia.
OWNER: PEACHTREE AT CAPITOL CITY, LLC.
APPLICANT: PEACHTREE AT CAPITOL CITY, LLC
NPU B COUNCIL DISTRICT 7
10. **Z-13-20-** An Ordinance to rezone from the I-1 (Light Industrial) District to the PD-H (Planned Development-Housing) District for property located at **2107 MARIETTA ROAD AND MAULDIN STREET, N.W.**, fronting approximately 179 feet on the southern boundary of Weatherstone Creek Trail and approximately 727 feet on the north side of Marietta Road beginning approximately 591 feet from the northeastern corner of Adams Drive. Depth: approximately 2, 227 feet. Area: approximately 29 acres. Land Lots 229 and 230, 17th District, Fulton County, Georgia.
OWNER: AMERICAN PRESIDENT LINES, LTD.
APPLICANT: BROCK BUILT HOMES, LLC C/O ADAM BROCK
NPU D COUNCIL DISTRICT 9
11. **Z-13-21-** An Ordinance to rezone from the RG-3 (Residential General) District to the PD-H (Planned Development-Housing) District for property located at **1830 JOHNSON ROAD, N.W.**, fronting approximately 199 feet on the southern side of Johnson Road beginning 348 feet from the southwest corner of Habershal Drive. Depth: approximately 631 feet. Area: approximately 2.9 acres. Land Lots 225 and 226, 17th District, Fulton County, Georgia.
OWNER: R AND M CONSTRUCTION AND REMODELING, INC.
APPLICANT: BROCK BUILT HOMES, LLC C/O ADAM BROCK
NPU G COUNCIL DISTRICT 9

12. **Z-13-08-** An Ordinance by Zoning Committee to rezone property from the O-I-C (Office Institutional-Conditional) Zoning District to the RG-4 (Residential General Sector 4) Zoning District, property located at **3201 DOWNWOOD CIRCLE, N.W.**, fronting approximately 342 feet on the east side of Downwood Circle beginning 302 feet from the northeast corner of Howell Mill Road. Depth; varies. Area: approximately 5.55 acres. Land Lots 182 and 197, 17th District, Fulton County, Georgia.

OWNER: T.S. PROPERTY ACQUISITION FUND, LLC AND
T.S. PROPERTY ACQUISITION FUND II, LLC
APPLICANT: PAPPAS PROPERTIES, LLC
NPU C COUNCIL DISTRICT 8

13. **Z-13-14-** An Ordinance by Zoning Committee to rezone property from R-5 (Two-family Residential) District to the R-LC (Residential Limited-Commercial), property located at **164 CHESTER AVENUE, S.E.**, fronting approximately 54 feet on the east side of Chester beginning approximately 120 feet from the north side of Mauldin Street. Depth: approximately 117 feet. Area: approximately 0.140 acres. Land Lot 13, 14th District Fulton County, Georgia.

OWNER: MASSIMILIANO GALLINONI
APPLICANT: MASSIMILIANO GALLINONI
NPU N COUNCIL DISTRICT 5

14. **Z-13-17-** An Ordinance to rezone from the C-2-C (Commercial Service-Conditional) District and R-5 (Two-Family Residential) District to the C-2-C (Commercial Service-Conditional) District, property located at **25, 27 , 33 AND 39 DANIEL STREET AND PROPERTIES ON GARTRELL STREET (496 AND 492) WITH THE FOLLOWING PARCEL IDENTIFICATION NUMBERS 14-0045-0003-016-1 AND 14-0045-0003-017-9, AND 40 AND 46 BOULEVARD, S.E.** fronting approximately 166 feet on the north side of Gartrell Street and 256 feet on the west side of Daniel Street and approximately 307 feet on the east side of Boulevard. Depth: varies. Area: approximately 1.36 acres. Land Lot 45, 14th District, Fulton County, Georgia.

OWNER: IPARCEL, NETM LLC, MAN HOLDING, LLC
AND VALU INVESTMENT GROUP, LLC/ABE PODBER
APPLICANT: MOST REVEREND WILTON D. GREGORY, S.L.D.
AS ARCHBISHOP OF THE ROMAN CATHOLIC
ARCHDIOCESE OF ATLANTA AND/OR HIS SUCCESSORS IN OFFICE.
NPU M COUNCIL DISTRICT 2

END OF AGENDA